

tenths feet, to the middle of said Rosemont Avenue, thence by and with the middle of said Rosemont Avenue, South fifty-four degrees. East Sixty-two and eight-tenths feet, thence North fifty-four degrees, East thirty feet, to the place of beginning; and being a part or portion of the same property described in a deed from George Zimmerman and others, to the said Ray F. Rohrer and Anna Rohrer, his wife, dated on the 6th day of April, in the year 1912, and duly recorded in Liber H..W. B. Nö. 300, folios 298 etc., one of the Land Records of said Frederick County. And the said Ray F. Rohrer and Anna Rohrer his wife, do herein further covenant and agree that they will warrant specially the title to the property herein conveyed. And the said Ray F. Rohrer and Anna Rohrer, his wife, for themselves, their heirs, personal representatives and assigns do herein covenant and agree, in consideration of the purchase price hereinbefore mentioned and paid as aforesaid, that they will not build or suffer or permit any building to be erected any closer or nearer to Northern edge of the said Rosemont Avenue, or Montevue Pike, running in front of the property hereby conveyed, on any of the property or land, of them, the said Ray F. Rohrer and Anna Rohrer, his wife, than the front building line of the dwelling house, which the said Paul C. Willard and Lucy L. Willard, his wife, may erect on the property hereby conveyed to them. And the said Paul C. Willard and Lucy L. Willard, his wife, the grantees hereinbefore mentioned hereby covenant and agree that should they improve the said lot or parcel of ground hereby conveyed to them, by a dwelling house or any other buildings, that they will not erect said building or rather the front building line of said building nearer to the Northern edge of said Rosemont Avenue or Montevue Pike, than one-half the distance to be measured from the front building line of the Fabian Posey dwelling house, to the front building line of the Rohrer dwelling house, as it now stands. And the said The Franklin Savings Bank of Frederick, Maryland, a body corporate as aforesaid, hereby joins in this deed for the sole purpose of releasing any and all right, title and interest it might have in and to the piece of parcel of land hereby conveyed, by virtue of a mortgage given to the said Franklin Savings Bank of Frederick, Maryland, a body corporate, as aforesaid, by the said Ray F. Rohrer and Anna Rohrer his wife, dated on the 9th day of April in the year 1912, for the sum of \$2200.00 and duly recorded in Liber H. W. B. No. 227, folio 366, one of the Land Records for Frederick County aforesaid.